150 HOUSES FOR SALE

TOWN & COUNTRY HOMES LTD.

1923 QUADRA STREET

CITY 1141 TOLMIE

Four-room stucco bungalow, plus 2 finished rooms in basement. Living room with fireplace, modern kitchen, 2 bedrooms, Pembroke bathroom and drive-in garage. Drive by but DO NOT DISTURB owner. Call my agent. ML 6713. Full price $8650
Contact Harold Ware, EV 2-7276; Res., EV 2-1461.

APARTMENT Buyers, Attention!

YES, YOU CAN SAVE IN HARD CASH AT LEAST 10 TO 15 THOUSAND $ ON THIS SPLENDID ULTRA-MODERN 11-SUITE BLOCK. LESS THAN 3 YEARS OLD
Splendidly located close to transportation, shopping area, schools and park. Each roomy suite is equipped with electric kitchens, smart cabinets, electric stoves and fridges. T.V. plug-ins to master aerial. Pembroke bathrooms in each suite. Carports provide shelter, off-street parking to most tenants. Substantial mortgage is arranged with large reliable company at a low 5¼% rate. Full price, low, asked for this real beauty. $90,000
Phone EV 2-7276, ask for H. Forrest. Res., EV 2-0274.

COUNTRY LIFE City Convenience

Tudor family home on wooded acre close to BUS, SCHOOLS, STORES. Well appointed, features spacious living room, family dining room, cabinet kitchen, 2 bedrooms and tile bath on main floor. Two children's rooms and 2-piece bath up. Full high basement, family room with fireplace, roughed-in plumbing. Truly great value at $16,500
Terms arranged. Phil Simpson, EV 2-7276; Res., EV 5-5542.

PANORAMIC HI QUADRA

Beautiful location, 4½-rm 8-yr-old modern stucco bungalow, 19'x14' LR. Combined ELECTRIC KITCHEN and DINETTE at front. UTILITY ROOM ready for washer and dryer. Two LGE BEDROOMS. 4-pc bath. Part base. auto oil heat and drive-in garage. By far the best buy of the week. Terms $2,500 down, balance as rent. Full price $10,950
Hurry, call B. Ludlow, EV 2-7276; Res., EV 3-5101.

IMMEDIATE POSSESSION

SIX-ROOM, NHA, 3-YR-OLD, FULL BASEMENT, GOOD DISTRICT. CALL FOR DETAILS. KEN STURGEON, EV 2-7276; RES. GR 7-5180.

NEW NHA

SIX ROOMS, full basement, oil heat. Ready Feb. 28. PRICE $14,950
For details call Ken Sturgeon, EV 2-7276; Res. GR 7-1580

READY NOW NEW – $8950

FOUR rooms plus utility and attached garage. No steps, no basement, close to bus, Mount Tolmie district. Ken Sturgeon, at EV 2-7276 or res. GR 7-1580.

OAK BAY $8500 Try Your Down Payment

on this smart bungalow comprising lge LR with fireplace. Spacious kitchen, 2 bedrooms and 4-pce Pembroke bath. Parquet flooring. Attached garage. Range included. Ideal for those desiring comfort plus economy.
Duncan Bingham, EV 2-7276; Res., EV 2-3758

NHA MODERN 3-BEDROOM BUNGALOW 3-ROOM BSMT SUITE

Hot-water Oil-O-Matic heating. 1,400 sq. ft. on main floor in this exceptionally large family bungalow. No expense spared in construction and planning for comfort, convenience and space. Let us show you by appointment the many distinctive features.
Call George Thorneloe, EV 2-7276, res. GR 7-2771

EXCELLENT FLOOR PLAN

Offers gracious living, comfort and convenience in this lovely well conditioned Oil-O-Matic family city home. Attractive entrance and thru hall, separate 13x18 LR with outside-wall FP. 4-pc Pembroke bathroom, bedrms 14x15 and 12'6"x14', spacious family kitchen, dining area. Full high basement, 1 finished room. Separate garage. Good garden lot. $3,000 cash. Price only $11,750
Call George Thorneloe, EV 2-7276, res. GR 7-2771

ONE YEAR OLD Ranch Type Bungalow $4200 CASH $4200

This down payment will handle this bungalow. 1,178 sq. ft. floor space with oil perimeter heating, oak floors, 3 bedrooms, dining room, living room with fireplace, utility room; stucco, fully insulated. Drive by 1678 NORTH DAIRY ROAD but do not disturb owner. Call my agent to see this home. Close to Lansdown school. Full price $14,700
Contact Harold Ware, EV 2-7276, res. EV 2-1461

THREE BEDROOMS STUCCO - CITY $8950

Five and a half rooms in this clean, attractive, modernized home. Larger-than-average rooms and homey family electric kitchen. It's only a short walk to the sea and close to good bus service, schools and stores. Yes, it has a full basement as well as utility room on ground level plumbed for automatic washer and dryer. Taxes under $90 in 1958. Good terms to reliable buyer. Offers considered for cash or cash to arrange mortgage which has only about 7 years to run.
Phone EV 2-7276, res. EV 2-0274, H. Forrest

ONLY $1,750 DOWN FOR THIS very attractive stucco 11-year-young bungalow which features HOT WATER OIL HEAT. A full high basement, 20 ft. LR and guest-size DR. Attractive cab kitchen, 2 large BRs, carport. Very well kept (fenced garden) in a good HIGH GORGE location. ONLY $1,750 CASH and not a cent need be spent! Asking price $12,950. The higher the down payment, the lower the price!! Call Guy Meuffels, EV 2-4258 night or day. J. H. Whittome & Co.

FOR HOMES IN COLWOOD LANG ford see Grant & Jenkins, you local agents. GR 8-1739 Langford.

Oak Bay Realty

FOR OAK BAY HOMES

TWO 2-BEDROOM RETIREMENT SPECIALS

ONE:
Situated in Oak Bay close to R.C. church. 3 years old. No basement home with auto-oil heat. Electric HW and plumbed utility room. Excellent terms $12,250

TWO:
Immaculate home with full basement. Close to buses in Gonzales area. Auto-oil heat. Electric HW. Drive-in garage. Living room with bow windows and maple floor $11,950
For further information or appointments to view, contact B. J. Leverton, EV 5-7707 anytime.

SOUTH OAK BAY

2 bedrooms, living room, dining room, large kitchen and thru hall. There is 1,100 sq. ft. of comfortable living space here in a very desirable area handy to shops, transportation and schools. Oil hot-water heat and nice garden. Full price $12,600
For further information call R. L. Stiles, EV 5-7707 anytime.

GRACIOUS LIVING

Charming 5-room stucco bungalow in choice location, just off Beach Drive. Thru hall, large living room with fireplace, 12x12 dining room, smart electric kitchen with nook, 2 large bedrooms, extra panelled room in basement. Beautiful hardwood floors, oil heat. Secluded back garden. Truly a quality home. Full price $16,800
Please call Hal Wright, EV 5-7707 anytime.

HARD TO FIND!! EASY TO BUY!!

For those seeking a fine family home in the much sought after Ten Mile Point area, this is a must. 3 bedrooms and delightful living room. Full basement with Williams' auto heat and partially completed rumpus room, and well-landscaped lot are some of the features, plus excellent terms on full price of $15,750
Please call R. Reynolds for appointments to view, EV 5-7707 anytime.

COMFORT AND QUALITY

This wonderfully well-kept 4½-room bungalow can be yours for a price well within your reach. Very nice living room, large cabinet kitchen, 2 bedrooms and bathroom, together with a full cement basement with drive-in garage. This home must be seen to be appreciated at the low price of $8750
Please call W. G. Curtis, EV 5-7707 anytime, for appointments to view.

BRAND NEW OAK BAY SOUTH SECLUSION

We are pleased to announce that we will be starting to build two new homes in a lovely secluded area in Oak Bay South. The features will be a split-level entrance, three very large bedrooms in a bedroom wing, a smartly designed kitchen and nook. The lower level will contain areas for daylight rumpus room, laundry, future bathroom and extra bedroom. Has all the advantages of a new home plus seclusion and low taxes. Full price $18,300
Please call D. G. Whyte, EV 5-7707 anytime.

THE SHIPS GO BY

Have you ever watched the sunset striking the top of San Juan Island or the Vancouver boat go by? You can from the front patio and the living room of this extremely comfortable architect - designed bungalow. Only 3 years old, yet beautifully landscaped; a circular driveway to the front of the house. An 18x22 rumpus room or TV room completely unobstructed by posts. This is a de luxe accommodation with superior construction. NHA 5½% mortgage. Full price $23,000
Please call D. G. Whyte, EV 5-7707 anytime.

MEARS & WHYTE
Oak Bay Realty Ltd.
2188 OAK BAY AVE.

CAPITAL CITY REALTY

650 Cormorant St. EV 4-1922

MODERN LOW DOWN PAYMENT

Compact, well built, 3-bedrm bungalow with full high basement, oak floors, insulated. Lake Hill district. Good value at only $9600
Ken Walters, EV 5-7820 evenings

SUBURBAN COTTAGE ONE ACRE

Close to all conveniences, clean, compact, well-constructed modern cottage, 4 rms, automatic heat, sep garage, good soil, low taxes, good value. Nice home on good terms for only $6400
Ken Walters, EV 5-7820 evenings

WATERFRONT SAANICH SECLUSION

A real gentleman's estate consisting of more than 5 acres of wooded and landscaped land, plus a modernized 4-bedroom home. This is truly a fine property for the retired businessman or the executive type who wants privacy and a place to relax or entertain. Appointments to view are a must. See this TODAY. Asking $50,000
Terms
Please Call Mr. Agar

JOHN BLAIR LTD.
620 View St. EV 5-3742 anytime

PARKLIKE ACRES

Are the setting for this high-class six-room stucco bungalow, basement suite, Oil-O-Matic. Relax, within 15 minutes unhurried drive of the city centre. This 3-year-old bungalow is being sacrificed by the owner whose interests are on the mainland. Priced at duplication cost of the house alone and 3.8 acres of valuable land included free. Only $17,950
Alex Page, EV 5-8741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

LANGFORD — $5,650
If you are looking for a lot of value see this one. 12-year-old stucco and siding bungalow. Living room 13x17, dining room 9x12; cabinet kitchen, wired; bedrooms 14x17 and 11x12; 3-piece bathroom. Easily-kept lot, you can paint the rock green. Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

3-4 BEDROOMS
Modern home, over 2 acres, fenced, barns, fruit trees, within 5-mile circle. 4270 Cedar Hill Road.

BOORMAN'S

NHA NHA SEWERED LOTS WITHIN 2-MILE CIRCLE ON NEW PAVED ST. DOWN PAYMENTS FROM $1400

As Contractor's Agent for Dolby Construction Co., Ltd., we offer better two and three-bedroom homes on the fourteen remaining lots of Camrose Crescent Extension
DOWN PAYMENTS INCLUDE:
Lot,
Legal fees,
House plan,
Building contract,
Application fees,
Choice of colors and fixtures.
For further information contact our Building Department.
G. Haney res, EV 2-2386.
A. Mutch, res, EV 3-7137.

HI QUADRA

Just an ideal home for mother and dad or small family. This spotless home is situated on a nice quiet street. It has a cosy LR with brick FP, two good-size BRs, large kitchen with dinette, full cement basement, H.A.P. heat, drive-in garage. NET TAXES $108. Hurry on this price, only $8750
R. F. Harris, res. GR 7-2998

DUPLEX Mt. Tolmie Area

Self-contained up-and-down duplex comprised of two 3-room suites. Stucco construction, Duroid roof, full basement with 2 extra rooms, plus toilet and shower. Large lot, reasonable taxes. Approx half cash to handle. Full price $10,000
T. Smith, res EV 4-7325.

BARGAIN HUNTING! $2500 DOWN

Most new homes in the 1,000 to 1,100-sq-ft class are selling in the $12,500 to $13,500 price range. This 10-year-old stucco bungalow with many of the new-home features has 1,031 SQ. FT.
4½ ROOMS
PLUS LAUNDRY PLUMBED FOR AUTO WASHER AND DRYER
WIRING FOR RANGE
AND DOMESTIC HOT WATER
DRIVE-IN GARAGE
AUTO OIL FURNACE
Situated in high location — with trees—less than 2 miles from the city centre. Price only $10,950
Stan Cornish, res., EV 3-5878

REALLY LOVELY

AND we are not exaggerating one little bit when we say that this is an attractive stucco bungalow. A high location in the Gorge, this home offers:
Living room 18x14 with FP.
Dining room 10x9.
Kitchen with nook 15x8.
Two bedrooms.
Laundry room.
Full basement.
Rumpus room with FP.
Hot-water heating.
Many other features.
In immaculate condition and the owner is only asking a fair price. Full price (terms) $11,900
W. I. Boorman, res. EV 4-0434

6 ON 1 GOOD DISTRICT

Lovely 4-year-old modern stucco bungalow in delightful setting. Oak floors throughout. Beautiful lawn in front. Garden with fruit and walnut trees at rear. Large lot. Full price, with terms $12,750
C. Kelly, EV 3-7124; res. EV 3-4864
F. Long, EV 3-7124; res. EV 2-2516

$2091.20 DOWN NEW N.H.A. 3 BEDROOMS

Situated within the 2-mile circle. Through hall plan, full bsmt, oil heat, dr-in garage. Buy now and choose your colors for painting and plastering. PAYMENTS, $89 MTH. INCL. TAXES. PRICE INCLUDES ALL CONSTRUCTION AND MORTGAGE COSTS. PRICE $13,250
J. S. Boorman, res. EV 2-5086

OPEN SATURDAYS
9 A.M. TO NOON

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

FAIRFIELD REALTY

335 COOK STREET

DUPLEX PRICE $11,300

An opportunity to get a nice home plus revenue on a tremendous lot 270 feet deep. This property is in the best part of James Bay. New wiring, new roof, new paint. Very nice possibilities, and this can be handled for only $3,100 down. If you have more cash this would be reflected in the end price.
Please call Sid Bentley, EV 5-9765; eves. EV 2-6600

DE LUXE HOME $23,500

If you can afford the best this is for you. 1,650 feet of luxury living, nestled in a natural setting of mossy rocks. This home looks out on an acre of ground, beautifully landscaped, with thousands of dollars' worth of ornamental shrubs and plants, plus a very liberal choice of fruits too numerous to mention. This home cost the present owner $18,000 to construct out of the finest of materials in 1947. The finest view in Victoria—view visible from every room in the house. The owner is forced to sell because of health. To view please call Cliff Atkins, EV 5-9765; eves. EV 4-1282.

835 PEMBERTON RD.
Transfer forces sale of newly-built home. This four-bedroom home was designed by local architects for the comfort and enjoyment of any-sized family. The usual "frills and eye-catchers" were left out to avoid obsolescence —it will be as new in 1970 as it is today. The home is built on a large, well-treed level lot in the heart of a good district. There are 1,800 sq. ft. of very livable space on two levels. The bedrooms and a full bathroom are up, and living room, kitchen, family room, utility and bath—all of generous proportions—are on ground level. No steps to the front side or patio. A separate attached workshop is behind the carport. If interested, please call EV 5-7232 and we'll be glad to show you through. (No agents.)

FULL PRICE $4,300
Drive by 2740 Sooke Rd., just past Glen Lake shopping centre. Four-room stucco bungalow, electric range and oil heater included. Good terms. For details, please call Karl Ogilvie, Northwestern Securities of Victoria Ltd. Phone EV 5-6741 or EV 5-6113.

HAGAR'S

N.H.A. HOMES $2000 DOWN FOUR CHOICE LOTS VIEWS OF CITY, SEA AND MOUNTAINS

Four 3-bedroom NHA homes to be built on these high city lots with panoramic views and ideal location. Choose your lot now while they last. These homes consist of 3 bedrooms, oil heat, and full basement. Down payment $2,000 or less $13,500
FULL PRICE
C. Carpenter, EV 4-0531; Eves. GR 7-1628

BURNSIDE-CLOVERDALE

5-room bungalow consisting of 2 bedrooms, living room, dining room, kitchen and bathroom. Also extra room upstairs. Full basement. Hot-air furnace. Duroid roof. Also some fruit trees. FULL PRICE $8500
C. Carpenter, EV 4-0531; eves GR 7-1628.

LANSDOWNE SLOPE 3 BEDROOMS FULL BASEMENT

Situated in Oak Bay's most popular and exclusive area. A modern home of pleasing design with large entrance and thru hall; spacious and well-appointed living and dining room, fireplace; modern kitchen with nook; also laundry area off the kitchen; 3 bedrooms (2 twin-size), 4-piece bathroom. Full high basement with extra fireplace for rumpus room. Drive-in garage. Oil heat. Oak floors throughout. Your opportunity to acquire a lovely home at the FULL PRICE $17,950
C. Carpenter, EV 4-0531; eves, GR 7-1628.

FORCED SALE NO STEPS BUS AT DOOR

Retired couples, if you are looking for something nice and slightly different from the usual plan, call me to view this easy-to-maintain, 2½ year-old, no basement, stucco and siding, 4-room bungalow. LR with FP. Hardwood floor, 2 bedrms, convenient cabinet kitchen. Lge attached garage. Medium-size lot in lawn. Fenced. Terms. Exclusive. $8900
ONLY
J. M. Taylor, EV 4-0531; eves, EV 4-9902.

SEA VIEW CADBORO BAY EXTRA LOT $3000 DOWN

Call me to view this 8-room two-storey stucco, older-type home. High location. Double plumbing. Sea view and extra lot. Full basement. Some repairs necessary. Quiet street. Clear title. Extra lot suitable to build on. FULL PRICE $12,900
Exclusive
J. M. Taylor, EV 4-0531; eves EV 4-9902.

EXECUTIVES

One of Victoria's nicer homes in an exclusive neighborhood, no vacant lots and beautifully landscaped gardens all around. Delightful 24-ft LR, family DR, 3 bedrooms, 2 bathrooms, de luxe kitchen. Owner has been transferred. $12,500 cash required. 4½% mortgage. $19,500
FULL PRICE
A. MacPherson, EV 4-0531.

LOOK GONZALES NEAR SEA

This substantial, well-planned, clean, tidy, 5-room stucco bungalow has just come on the market. Eleven years old and comprises LR with FP, dining room, bright cabinet kitchen with nook, thru hall, 2 bedrooms, full high basement, oil HA heat; drive-in garage. Medium-size lot in lawn and evergreen bushes. Just a step to bus and stores. This is a good home and is priced right at $11,500
Terms. (Exclusive).
Call me to view.
J. M. Taylor, EV 4-0531; Eves. EV 4-9902.

Hagar & Swayne Ltd., 614 Yates

SAANICH REALTY

3943C Quadra GR 9-1195
No parking problem

THIS IS FOR YOU

Neat and cosy 2-bedrm home, High Quadra, lge LR, fireplace, hdwd floors, bright kitchen, full basement with extra room, nice garden. A gift to you at $10,320
With terms.
Please call GR 9-1195
Mrs. Williams GR 9-5192

YOUR DOGS

Will love this home in the country. Lots of room for kennels. And for the purchaser a 3-bedrm home plus a 3-rm cottage and 2-bedrm cabin, together with landscaped garden, small fruits and orchard, all of which adds to the country charm of this almost 2 acres of the Saanich Peninsula. ½ hour from the city —paved roads all the way. Close to sea. Good fishing. Full price $13,750
For appointment to view please call
GR 9-1195 Mrs. Horth; Sid 621Y

THE ROYAL TRUST CO.

Six-room stucco bungalow. Overlooking Portage Inlet. Three-car drive-in garage. Oil-O-Matic hot-air heating. 2½ lots. Consisting of living room, dining room, kitchen, all with a view of the water, three bedrooms, 4-pce bath. Full basement. Situated on the corner of the New Island Highway and Wilkinson Road. Price $14,750
A. E. Coles

The Royal Trust Co.
1205 Government St.
EV 3-4126 Evenings EV 2-8752

CADBORO BAY
3 Bedrooms View
4-year-old bungalow in tip-top order. Very smart living room with Roman tile fireplace, dining alcove. Naturally there is a full basement, oil garbage heat and well-landscaped fenced garden. NHA mortgage. A realistic price, $14,500. Exclusive with Mr. Scott, EV 3-4161, residence EV 4-0423. Heisterman & Co.

THINKING OF RETIRING?
Here is an attractive older home of six rooms with full basement on a quiet street, just a few minutes from all conveniences. Location Oak Bay, low taxes and offered at the low, low price of $9,000. Hurry for this one. Call George Pethard, EV 2-8117, eves. EV 3-1206. Newstead Realty Ltd., 766 Fort St.

3 BEDROOMS, FULL CEMENT basement home near Quadra for less than $3,000 down. You can move in almost immediately and enjoy the view and friendly atmosphere. Also a 3-bedroom house in Burnside vicinity. For more information call Stan Rozylo of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-6194 anytime.

F. N. Cabeldu

1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

PLEASURE BOAT HAVEN WITH ALL YEAR PROTECTED ANCHORAGE EXCELLENT BUSINESS OPPORTUNITY COMBINED WITH PLEASANT LIVING

Sixty-two acres with extensive waterfrontage. Owner's living quarters, two cottages, store building and stock, recreation hall, new government wharf with 320 feet of docking space, some private wharfage, two boats, gasoline storage tank and pump. Abundant and continuous flow of unexcellent tested spring water. Lovely clam shell beach, good fishing. Recent developments, which would immediately affect the income possibilities of this property, will be discussed with any genuinely interested party $37,500
Call Mr. Cabeldu or Mr. Blenkinsop

UNIQUE SETTING

THIS CHARMING HOME WILL MAKE YOU SLOW DOWN AND LOOK TWICE. In a country setting, 10 minutes from city. Property has 146' FRONTAGE AND 260' DEPTH, nicely developed grounds, lots of fruit and shade trees. The home is DESIGNED TO TAKE ADVANTAGE OF SETTING—living rm with granite FP, family-size din rm, sun room or den and 2 bedrooms. Auto oil hot-water heat. High part basement. Full price $15,800
(Some terms)
For appointment to view call Mr. Cleary EV 3-7174; home, EV 4-2505. Usual exclusive courtesy to agents.

CADBORO BAY 3 BEDROOMS 5½% NHA

Attractive living room with fireplace and dining area. Master bedroom 12x14. Kitchen will take large stove and frig. Separate utility room. Oak floors. Automatic oil heat. Carport and storage room. Large patio and fenced lot. Price with terms $12,750
Mrs. Strodyk, EV 3-7174; Res EV 2-4653.

MT. DOUGLAS AREA 6 ROOMS 1 LANDSCAPED ACRE

Large attractive living room with fireplace. Separate dining room. Electric kitchen, two bedrooms down, one up. Large rumpus room in full basement. Oil hot-water heat. Rockeries—pools. Fruit. Carport and block $16,900
top drives. Full price
Mrs. Strodyk, EV 3-7174; Res. EV 2-4653

NEW BUNGALOW 3 BEDROOMS

Attractive home ready for occupancy in quiet residential street, Cedar Hill area. Close to transportation and schools. Full basement, automatic oil hot-air heat. On sewer. Down payment only $2,000. ..... $12,935
To view call W. F. Garling, EV 3-7174; res. EV 4-6887.

$2275 DWN PAYMENT

$13,750 NHA, on sewer, 3-bedroom stucco bungalow, oak floors, metal windows, full cement basement. Oil-O-Matic, drive-in garage. Just completed ready for occupancy.
Mr. Bennett, Eves. EV 3-4313.

A. BERNARD & CO. LTD.

629 Fort Street EV 4-9335

GORDON HEAD OVER TWO ACRES

A lovely 2½ acres. A nicely located older home. Living room 24x15 with fireplace, large kit, dining room, three bedrooms and bathroom. There is a barn. You may keep a horse. Price $11,500
Please call Mr. Francis, EV 4-9335, evenings GR 9-4810

HIGH QUADRA

A good stucco bungalow, four large bright rooms with full basmt, auto oil hot-air heating. There are oak floors and fireplace. Property nicely fenced in good residential area close to bus line. Good terms. Price $10,900
Call Mr. Francis, EV 4-9335; Res. GR 9-4810.

TWO BUNGALOWS WITH SUITES

EXCELLENT PROPERTIES HIGH LOCATIONS
1. FIVE sunny rooms. Through hall plan. Basement with nice 2-rm suite. Good garden. Price $13,800
2. SIX spacious rooms. Lovely view location. 3-rm suite. Price $20,000
Good terms to responsible purchasers on either of these.
Mrs. McLean, EV 4-9335; Res. EV 4-6867

MOUNT TOLMIE DISTRICT

New 6-rm stucco bung. Large LR, DR, modern cab elec kit, 3 nice bedrms. Oak floors. O-O-M heating, full high basement, drive-in garage. Nice location, near bus, schools and stores. $2,800 down. Full price $11,950
By appointment only. To view contact J. DeMan EV 4-2402.

SOOKE Exclusive

By the river, 4-rm bung, very good condition, low taxes. Over ½ acre. Price $4400
Mr. Edwards, Eves. Sid. 623-R.

H. A. HUMBER LTD.
620 View St. EV 2-9161

DUPLEX $13,200 — $13,200

REASONABLE DOWN PAYMENT
Enjoying a well - established location, close to sea, is this older large duplex in first - class condition. Fully modern throughout and well decorated; this is outstanding opportunity to buy an attractive investment. There are two 5-room spacious suites, with dinettes. No more rent to pay when you buy this. Reasonable down payment. Contact I. V. Ed Saunders, EV 4-9454 Sunday and evenings. Northwestern Securities of Victoria Ltd., 631 Yates St., Victoria.

Beside the Sea

5-room bungalow, 300 yards from beach at Gonzales. With separate garage and double lot this property has good investment potential and is only $1,500 down. Bus stop almost at door. Vendor very anxious for quick sale. Call TED KAY right away for this one. Northwestern Securities of Victoria Ltd. Phone EV 5-6741 or res. EV 5-8852.

TRANSFERRED EAST
Five-room modern bungalow, 1240 sq. ft. Electric cabinet kitchen, 4-piece Pembroke tiled bathroom, through hall plan, full dining room, large living room with fireplace, laundry room off kitchen. Full cement basement with finished room. Automatic heat and drive-in garage. EV 5-5156.

$13,500 3-BEDROOM RANCHER, fully landscaped, on quiet street close to schools. Fireplace both living room and family dining room. Electric cabinet kitchen with dining area. Four-piece bathroom with vanity. Utility wired for washer, dryer. Automatic oil heat. Attached garage. Patio. GR 9-4833. No agents, please.

5-ROOM STUCCO BUNGALOW IN nice condition. Oil-O-Matic heat. Landscaped yard with fruit trees. Lake Hill. By owner. Terms arranged. GR 9-3894.

WANT REAL HOME VALUE? THEN THIS IS THE PLACE

Here is one of Victoria's nicer homes, situated in one of the most desired districts, and it is only 3 years old. Wide through-hall with wall-to-wall.

MAIN FLOOR

LIVING ROOM on front 15x20 with fireplace, wall around fireplace mirrored from floor to ceiling, oak floors.
DINING ROOM 14x13 will take full dining room suite, built-in china cabinet in form of bar. Sun balcony off dining room entered thru sliding plate glass door.
KITCHEN 13x15, very elaborate all steel American design.
DEN 9x10 with wall-to-wall.
REC. ROOM 23x15. Tiled floor.
BATH, 2-pce with vanity and walls tiled.

SECOND FLOOR

MASTER BEDROOM 13x16½ with 3-pce vanity plus separate shower and sun deck off bedroom.
11x13 bedroom.
11x13 bedroom.
BATHROOM, 4-pce, with vanity and also tiled walls.
This home is heated with Oil-O-Matic heat. Grounds are completely landscaped, with patio at rear, greenhouse, fish pools, underground sprinkler system and beautiful rockery; lot size 212x100. Double car port. The panoramic view of water and mountains is something to be behold.
This home was built and designed by a master craftsman, close to schools, town and transportation. Full price $31,500
Convenient terms can be arranged. Please contact Mr. Howard Blake who will make arrangements for a personal inspection. Phone EV 2-2157, Res. EV 2-6719.

WESTERN HOMES LTD.
611 YATES ST.

HEISTERMAN

OAK BAY 3 BEDROOMS PLUS

Located south of the Avenue on a large lot, this 6-room bungalow contains large living room and dining room, 3 bedrooms, cabinet kitchen and 4-piece bath. Full basement with finished room and 3-piece bath. Automatic oil heat. Price $13,900
Mr. Biannin, EV 3-4161, eves. EV 5-1195

"SEASCAPE" TEN MILE PT.

Here is a singularly handsome contemporary home in a treed setting overlooking Cadboro Bay. A rock gardener's delight. 3 bedrooms, den and 2 bathrooms. Bright front view kitchen plumbed for washer. Automatic oil heat. Double carport. Quick possession. This architect - designed home is priced below cost at $22,600
Please call
Mr. Scott, EV 4-0423;
Mr. Harris, GR 7-1198

BUNGALOW EXCLUSIVE

Year-old two-bedroom bungalow, modern dry wall construction, oil range included. On large treed lot. Enough area can be arranged to build a second house or sell off lot. $2,000 to handle, balance $70 per month. Jubilee area $8950
Mr. Hamilton, EV 3-4161, Eves. GR 7-1555

FAIRFIELD

Situated within walking distance of city centre and park. This home is older but completely redone. Oil heat, full basement, 2 bedrooms and den, smart kitchen. Spotless outside and in. Full price $9500
Mr. Gaddes, EV 3-4161, Eves. EV 5-7619

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

HAYNES

SMART, MODERN, ECONOMICAL —Nice living room with fireplace and hardwood floor, dinette, kitchen, two bedrooms, utility room, bathroom, carport. A convenient through hall. No basement. Space oil heater. Located in subdivision among all new homes. Lot is levelled and seeded to lawn. About $3,000 cash, balance $60 monthly at 6% interest. This is cheaper than paying rent. Price $8600
Older type bungalow with full basement, four rooms, fireplace in living room. All services first class. Large lot. Price $6500
A neat home very reasonably priced.
Please ask for W. Jones, EV 3-8303 evenings.

ARTHUR E. HAYNES LTD.
739 Fort St. EV 3-3823

NOT BUILT-IN

If you want an open outlook and a larger-than-usual lot with oaks and landscaped grounds, this 5-roomed stucco bungalow near Ruby Road may be just what you are looking for. Worth your while at $12,900
Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

IDEAL FAMILY HOME PLUS revenue. 4 large bright rooms and bath on first floor, with extra room in full cement basement. Nice little apartment upstairs. New Duroid roof. Automatic hot water, wired for range. Close to town, bus and school. Full price $8,950, with easy terms. Phone EV 3-6239.

THINKING OF RETIRING?
Here is an attractive older home of six rooms with full basement on a quiet street, just a few minutes from all conveniences. Location, Oak Bay; low taxes, and offered at the low, low price of $9,000. Hurry for this one. Call George Pethard, EV 2-8117, eves. EV 3-1206. Newstead Realty Ltd., 766 Fort Street.

COOK AND PANDORA. 6-ROOM home, suitable 2 families, 2 bathrooms, one up and one down. Have bought apartment house so can give quick possession. $3,150 down, balance $70 monthly. Apply 1047 Balmoral Road.

BYRON PRICE

1314 QUADRA STREET

OAK BAY SOUTH $10,900 $1750 DOWN

Family home in need of some repairs, but good value in this very desirable location. Has large LR also full-size DR, kitchen and one large BR on main floor. Two BR up. Pembroke bath, oil heat and full basement. Nice lot with six fruit trees and greenhouse. Separate garage. For appointment to view call Sam Paterson, EV 5-8592 or Gordon Marshall, GR 9-2725; office EV 5-2458.

BRAND NEW SPLIT LEVEL

Just being completed, lovely split level home on Rockland across from Government House. Full price of this home $18,900
Call Allen Vizard for further information at EV 5-2458 anytime. Res, GR 7-3493.

NEW NHA $2750 Down $76.90 Monthly

Don't miss out on this attractive 3-bedroom, full basement home. View lot on sewer, near schools. If you act now you can still choose colors before final completion. Jack McKay, EV 5-2458; res. EV 2-9644.

YOUR OWN PLANS FREE ESTIMATE

Our motto is "Homes for less built by specialists." Let us prove this to you. It will cost you nothing. We will check your home plans and estimate the costs. We will handle all mortgages and legal details. Call Bernard Shaw anytime. EV 5-2458.

ESQUIMALT $1750 DOWN 3 BEDROOMS

This cosy 3-bedrm home with auto oil heat, fully insulated, offers economy living, taxes only $78. LR with electric fireplace and newly-sanded floors, large electric kitchen with sep dining area, plus utility. Separate garage with paved driveway. Close to schools and transportation. This house priced at $7,950 won't last long. Contact M. Duff or N. Krienke, EV 5-2458.

NEWSTEAD REALTY LTD.

766 Fort Street EV 2-8117

SEA VIEW "ESTATE"

THIS ONE-YEAR OLD, 5-ROOM BUNGALOW, "NO STEPS," ON LARGE, LEVEL LOT, TREES SURROUNDING, ATTRACTIVE SEMI-SECLUSION, LARGE LR-DR 16x30, IMPORTED STONE VENTILATOR FIREPLACE, CONSERVATORY, 2 LARGE BEDROOMS, ELEC CAB KITCHEN, BUILT-IN RANGE AND WALL OVEN, UTILITY ROOM, BREEZEWAY TO GARAGE, WITH NEW LR CARPET, DRAPES AND RANGE INCLUDED VALUE $1,500.
FULL PRICE $16,500
To view call F. R. Salter EV 2-8117 or home, EV 4-7239

WATER VIEW 4 BEDROOMS

Lovely setting on treed double lot with patio, barbecue, fish pond, Colonial home with character. Spacious living room 15x22, dining room 12x13.6, large kitchen, thru hall, one bedroom, main floor, plus powder room and sun room. Three bedrooms and full bathroom up. Full price $16,800
It is a pleasure to show. Please call Ted Kergin, EV 2-8117, eves EV 4-1582.

HOUSE TOO SMALL?

Call me now and see this large family-size house in city. Immaculate condition. Early possession. Low taxes. Duplex possibilities. Going for low price of $9500
$3,500 will handle. To view phone Mrs. Browne, EV 2-8117; eves., EV 5-6324.

TAXES - TAXES - TAXES Only $29

Yes move to Langford and avoid excessive taxes. This well located home with LR, large kitchen with eating area, 3 good bedrooms. Utility room, 3-pce bath. Cedar siding, Duroid roof. Separate garage. Nice fenced lot. 3 fruit trees, garden space, school, shops and transportation close. Full price only $6500
With terms.
To view call F. Salter, EV 2-8117 or eves. EV 4-7239.

RETIRED?

Neat 4-room bungalow (2 bedrooms), oil range, basement storage, garage. Fenced lot. Two-mile circle. Illness forces sale. Try $1,500 cash. Full price $4500
Reduce for cash.
Call Mrs. Weir, EV 2-4312; Eves., EV 2-5591.

PORTAGE INLET FLAWLESS

When you step into this lovely 5-room bungalow with its larger rooms (living room, dining room, through hall with fireplace and oak floors) and larger electric cabinet kitchen and 2 larger bedrooms (4-pc bath). New package oil heat and one of the smallest rumpus rooms with bar we have ever seen. Garage. Prepared grounds with a frontage on the water completes a home you will be proud of. $3,000 down, cash. Full price $12,600
Call Wess Dickie, EV 2-4312; Eves., EV 3-3640.

DICKIE & CO. REALTY
833 Fort Street EV 2-4312

Want 3 Bedrooms?

Very neat 10-year-old home of three bedrooms, large living room, compact electric kitchen and full basement, separate garage. Close to town off Finlayson and owner very anxious to sell—being transferred. Reasonable down payment on full price of $10,300
with repayments of $85 including $15 taxes. This is good, and all offers will be considered. Call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or residence EV 5-8852.

4 BEDROOMS $1000 DN

QUALITY PROPERTY IN JAMES BAY AT A REASONABLE PRICE IS SO HARD TO FIND. IMAGINE 4 BEDRMS, LIVING ROOM, DINETTE, LOVELY CABINET KITCHEN, OIL RANGE, MATCHING STUCCO GARAGE, FULLY LANDSCAPED. ONLY $9400
CALL CLIFF STRETCH, EV 5-6741 OR EV 2-7436. NORTHWESTERN SECURITIES OF VICTORIA LTD.

$1,000 DOWN BUYS SMALL FURNISHED cottage on Shelbourne south of Hillside. Contains 4 nice rooms with no basement. Good garden. Price $6,300 includes all furniture (stove, fridge, TV, carpets, chesterfield suite, bedroom furniture, etc). EV 4-9877 anytime. R. Hargrave, Realtor.

1½ ACRES OF SECLUSION; NICE orchard with all kinds of fruit trees. Cosy 2-bedroom home, dandy for retirement or just add more rooms for that large family. Just the place for kids. Only $2,500 down. Call R. Harris, EV 2-4238 anytime. J. H. Whittome & Co. Limited, EV 2-4255.

WESTERN HOMES LTD.

611 YATES STREET

SPECIAL

See this outstanding value. 5-room bungalow with 1,200 sq. ft. of floor space. Oil hot-water heat, in first class condition. $1,750 down handles at the full price of $12,950
See this now, call Roy McGillivray